

Hague Short Term Rental Committee

August 11, 2022

Participants

In Person

Joshua Patchett <patchettjoshua@yahoo.com>

Alice Patchett <alice.patchett60@gmail.com>

Chris Richards <chris@promracing.com>

Frank Burkle <monk@madriver.com>

John Macionis <macionis@kenyon.edu>

Sandra Rust <sjrust@gmail.com>

Via Zoom

Jonathan Smith <jonathansmith.221@yahoo.com>

Bill Fritsky <billfritsky@gmail.com>

Absent

Edna Frasier <supervisor@townofhague.org>

Tim Fiallo <highwaysuper@townofhague.org>

Review of Ordinance

Article 6

Occupancy limit belongs in Article 7

We will delete the language about the Warren County Dept of Fire Prevention & Building Codes and NYS Dept of Health.

Town rules limit how many people can sleep at a STR but don't address how many people may come for an event. We should have language that limits how many day-guests can visit.

It was suggested that we change the renewal to be annual. Need to make renewal easier because it could be burdensome on the town. For example, it's challenging to keep up with who needs a septic system inspection.

Article 7

We need to create a one-page statement of the STR rules that must be posted conspicuously.

(F) A neighbor should not have to approach another neighbor to request proof of a permit. The town should provide proof of the permit.

(F) Change "150-foot" to "nearby".

(H) add "all hours"

(I) This belongs under enforcement (Article 8).

(J) The ZEO can apply special conditions.

(K) Jonathan requested that STR permit holders be notified by letter of a public hearing for changing the STR ordinance and that 60 day notice be required. Bill suggested that the town could add a cap on STRs without a public hearing.

Open Discussion

Bill brought up the idea of a cap on total number of STRs. Josh thought that has issues because long-time owners who later decide to rent could be shut out. Jonathan thought it would be an administrative or political headache for the town to decide who would get permission for capacity that became available if a current STR gave up its right to rent.

John suggested considering a time cap on rentals, e.g. STRs in residential areas could rent for only half the weeks between Memorial Day and Labor Day (which is 14 weeks). Josh had reservations about this.

Next Meeting

Thursday, August 25, 2022 @ 4:00pm-5:00pm EDT.